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# Statement of Information

4 SHOALHAVEN ROAD, COWES, VIC 3922

Prepared by First National Real Estate Phillip Island

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



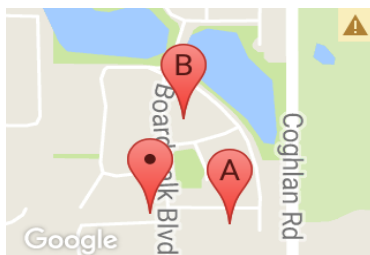
**4 SHOALHAVEN ROAD, COWES, VIC 3922**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$499,000 to \$551,000**

## MEDIAN SALE PRICE



### COWES, VIC, 3922

Suburb Median Sale Price (House)

**\$390,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**10 DUNES RD, COWES, VIC 3922**

 4  2  4

### Sale Price

**\*\$520,000**

Sale Date: 07/07/2017

Distance from Property: 130m



**25 BOARDWALK BVD, COWES, VIC 3922**

 3  2  2

### Sale Price

**\$530,000**

Sale Date: 26/01/2017

Distance from Property: 176m



This report has been compiled on 19/07/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4 SHOALHAVEN ROAD, COWES, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$499,000 to \$551,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
10 DUNES RD, COWES, VIC 3922	*\$520,000	07/07/2017
25 BOARDWALK BVD, COWES, VIC 3922	\$530,000	26/01/2017